



## 844-846 Sydney Rd, Coburg North

### PROMINENT COBURG NORTH DEVELOPMENT SITE - OCCUPY, INVEST OR DEVELOP

NSL Property Group is pleased to offer 844-846 Sydney Road, Coburg North **For Sale Via Expressions Of Interest closing Thursday 21st August at 3pm (unless sold prior).**

The site is located within the strategic commercial and residential precinct of Coburg North and is promoted by accessibility to nearby public transport & road networks, retail and bulky goods district and an abundance of local parks and schools.

The property comprises a vacant motel and rooming facility, providing an excellent foundation and functionality for potential occupiers.

Key features of this development opportunity are highlighted below:

- Large land holding of 2,289m<sup>2</sup>\* with two street frontages totaling 50m\* plus
- Mixed-Use (MUZ) zoning provides flexibility in uses and development outcomes (STCA) occupy, invest or develop
- Existing site improvements include a vacant motel and rooming facility, offering significant value-add and redevelopment potential
- Previously permitted site (subject to permit extension) for a mixed-use redevelopment comprising a motel and dwellings within a two-four storey building
- Coburg North is an inner-city suburb, characterised by leafy streets, chic boutiques, hip cafés and restaurants, only 9 km\* from Melbourne's CBD
- The suburb is well serviced by tram and bus routes at your doorstep, making access to the city, Northland Shopping Centre and Sydney Road Shopping Plaza very convenient.
- Notable locations include Village Cinemas, Mercy College, Pentridge Village and Aldi

10 2,289 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 30  
**Land Area** 2,289 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
 597 Gilbert Rd Preston, VIC, 3072 Australia  
 0413 750 744

